



# EXHIBIT K

**Roland Park Place, Inc.**

**Disclosure**

**Statement October**

**2023**

NOTE: THE ISSUANCE OF A CERTIFICATE OF REGISTRATION DOES NOT CONSTITUTE APPROVAL, RECOMMENDATION, OR ENDORSEMENT OF THE FACILITY BY THE MARYLAND DEPARTMENT OF AGING, NOR IS IT EVIDENCE OF, OR DOES IT ATTEST TO, THE ACCURACY OR COMPLETENESS OF THE INFORMATION SET FORTH IN THIS DISCLOSURE STATEMENT.

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## Disclosure Statement

*[For purposes of this Disclosure Statement, “Provider” shall mean any person who undertakes to provide continuing care and who is (I) the owner or operator of a Facility or (ii) an applicant for or the holder of a certificate of registration. “Facility” shall mean a physical plant in which continuing care is provided in accordance with Title 10 of the Human Services Article of the Maryland Annotated Code.]*

1. Name and Address of Provider: Roland Park Place, Inc.  
830 West 40<sup>th</sup> Street, Baltimore, Maryland 21211-2134
2. Name and Address of Facility: Roland Park Place  
830 West 40<sup>th</sup> Street, Baltimore, Maryland 21211-2134
3. Description of Facility: The Facility and the land on which it is located is owned and operated by Roland Park Place, Inc., a not-for-profit corporation founded in 1978 by a coalition of The First English Evangelical Lutheran Church, the Lutheran Hospital, and the Lutheran Home and Hospital Association; the facility opened for residents in May, 1984; a full service continuing care retirement community with independent living, residential care (assisted living) and comprehensive care nursing; twenty-six floor plans from which to choose in independent living, including 6 one-bedroom, 99 two-bedrooms..

In September 2021, the Community completed construction of an additional 58 Independent Living apartments located on the Eastern edge of the property. This expansion is comprised of 11 one-bedroom and 47 two-bedroom residences, along with new “Art Studio” space on the ground floor, and a “Club Room” with views of the City of Baltimore on the eighth floor.

The Facility is licensed for 41 Residential Care beds; currently there are three floor plans from which to choose in Residential Care, including 11 one-bedroom, 2 two-bedrooms, 2 one-bedroom/den and 26 private Memory Care rooms. The Health Care Center provides comprehensive nursing care in 44 private rooms with private bath and shower. The Health Care Center is licensed for 71 beds. Common areas include library, casual and formal dining rooms, meeting/activity rooms, fitness and aquatics center, , resident gardens, convenience store, theatre, arts and education center; on-site parking; city living in a country- like setting, minutes from downtown Baltimore and other cultural attractions.

4. Name and Address of any parent or subsidiary group of the Facility:

Name: Roland Park Place Health Care Corporation  
Address: 830 W. 40th Street, Baltimore, Maryland 21211-2134  
Description: The wholly owned subsidiary of Roland Park Place which provides outpatient physician and nurse practitioner services.

5. Please indicate the organizational structure of the Provider:

Corporation

Name: Roland Park Place, Inc.  
 State of Incorporation: Maryland  
 Name of CEO: Sam Guedouar, President

Limited Liability Company  
 Partnership  
 Unincorporated Association  
 Trust

6. Is the Provider qualified, or does it intend to qualify, as a tax-exempt organization under the Internal Revenue Code?

Yes, qualified as a 501(c)(3)

7. Is the Provider affiliated with a religious, charitable, or other nonprofit organization?

No

8. Using the chart below, please provide a description of all fees, including entrance fees, health care fees, and periodic fees, collected by the Provider from subscribers, setting forth the amount and the frequency of the fee changes during each of the previous 5 years. If the Facility has been in operation less than 5 years, please provide this description for each year that the Facility has been in operation. Attach additional pages as necessary. Roland Park Place offers four types of contract options. one is the Lifecare (type A) Traditional Residence and Care Agreement, a second under the Fee for Service (type C) Traditional Residence and Care Agreement, a third under the Fee for Service (type C) Refund Option Residence and Care Agreement, and a fourth under the Lifecare (type A) Refund Option Residence and Care Agreement. Under all such agreements, a Resident may receive a refund of a portion of the Accommodation Fee even if the agreement is terminated. Under both Traditional Agreements, the amount of the refund amortizes down to zero over 60 months. Under both Refund Option Agreements, the refund amount stays constant at the percentage of the Accommodation Fee selected. The Traditional contract deducts a 4% administrative charge from any refund due\*.

**\*Carefully read the Residency Care Agreement for the conditions that must be satisfied before Roland Park Place is required to pay an entrance fee refund.**

Year	Description of Fee	Amount	Fee Changes
2018	Accommodation (Entrance) Fees Refund Option	\$368,300 - \$1,425,200	1.5% increase from 7/17
2018	Accommodation (Entrance) Fees Cottages (Traditional)	\$477,100 - \$619,700	1.5% increase from 7/17

2018	Accommodation (Entrance) Fees Cottages (Refund Option)	\$834,800 - \$1,084,200	1.5% increase from 7/17
2018	Second Person Fee – Monthly	\$1,100	No increase from 7/17
2018	Second Person Fee - Accommodation Fee	\$32,500	1.5% increase from 7/17
2018	Health Care Per Diem Rates	\$374 - Semi-Private \$412 - Private	1.5% increase from 7/17
2018	Residential Lease	\$4,309 - \$10,441	1.5% increase from 7/17
2019	Monthly Service Fees – Cottage	\$6,200 - \$8,019	1.5% increase from 7/18
2019	Monthly Service Fees	\$3,866 - \$10,090	1.5% increase from 7/18
2019	Accommodation (Entrance) Fees Traditional	\$213,700 - \$793,600	1.5% increase from 7/18
2019	Accommodation (Entrance) Fees Refund Option	\$373,800 - \$1,446,600	1.5% increase from 7/18
2019	Accommodation (Entrance) Fees Cottages (Traditional)	\$484,300 - \$629,000	1.5% increase from 7/18
2019	Accommodation (Entrance) Fees Cottages (Refund Option)	\$847,300 - \$1,100,500	1.5% increase from 7/18
2019	Second Person Fee – Monthly	\$1,100	No increase from 7/18
2019	Second Person Fee - Accommodation Fee	\$33,000	1.5% increase from 7/18
2019	Health Care Per Diem Rates	\$431 - Private	1.5% increase from 7/18
2019	Residential Lease	\$4,366 - \$10,590	1.5% increase from 7/18
2020	Health Care Per Diem Rates	\$444	3% increase from 7/19
2020	Monthly Service Fees – Cottage	\$6,200 - \$8,019	No increase from 7/19
2020	Monthly Service Fees	\$3,866 - \$10,090	No increase from 7/19
2020	Accommodation (Entrance) Fees Traditional	\$213,700 - \$793,600	No increase from 7/19
2020	Accommodation (Entrance) Fees Refund Option	\$373,800 - \$1,446,600	No increase from 7/19
2020	Accommodation (Entrance) Fees Cottages (Traditional)	\$484,300 - \$629,000	No increase from 7/19
2020	Accommodation (Entrance) Fees Cottages (Refund Option)	\$847,300 - \$1,100,500	No increase from 7/19
2020	Second Person Fee – Monthly	\$1,100	No increase from 7/18
2020	Second Person Fee - Accommodation Fee	\$33,000	No increase from 7/19
2020	Residential Care Lease	\$8000 - \$9500	New in 2020
2020	Second Person RC Lease	\$1500-\$3000	New in 2020
2021	Health Care Per Diem Rates	\$444	No% increase from 7/20
2021	Monthly Service Fees – Cottage	\$6,200 - \$8,019	No increase from 7/20
2021	Monthly Service Fees	\$3,866 - \$10,090	No increase from 7/20
2021	Accommodation (Entrance) Fees Traditional	\$213,700 - \$793,600	No increase from 7/20

2021	Accommodation (Entrance) Fees Refund Option	\$373,800 - \$1,446,600	No increase from 7/20
2021	Accommodation (Entrance) Fees Cottages (Traditional)	\$484,300 - \$629,000	No increase from 7/20
2021	Accommodation (Entrance) Fees Cottages (Refund Option)	\$847,300 - \$1,100,500	No increase from 7/20
2021	Second Person Fee – Monthly	\$1,100	No increase from 7/20
2021	Second Person Fee - Accommodation Fee	\$33,000	No increase from 7/20
2021	Residential Care Lease	\$8000 - \$9500	No increase from 7/20
2021	Second Person RC Lease	\$1500-\$3000	No increase from 7/20
2022	Health Care Per Diem Rates	\$470	6% increase from 7/21
2022	Monthly Service Fees-Cottage	\$7,230	4% increase from 7/21
2022	Monthly Service Fees	\$2,814-\$10,499	4% increase from 7/21
2022	Accommodation (Entrance) Fees Traditional Type A	\$222,200-\$863,200	4% increase from 7/21
2022	Accommodation (Entrance) Fees Refund Option Type A	\$388,800-\$1,466,400	4% increase from 7/21
2022	Accommodation (Entrance) Fees Traditional Type C	\$133,400-\$647,400	N/A
2022	Accommodation (Entrance) Fees	\$369,300-\$899,100	N/A
2022	Second Person Fee- Monthly	\$1,140	4% increase from 7/21
2022	Second Person Fee-Accommodation Fee	\$36,000	9% increase from 7/21
2022	Residential Care Lease	\$8,480-\$10,070	6% increase from 7/21
2022	Second Person RC Lease	\$3,180	6% increase from 7/21
2023	Monthly Service Fees-Cottage	\$7,592	5% increase from 7/22
2023	Monthly Service Fees	\$3,095-\$11,023	5% increase from 7/22
2023	Accommodation (Entrance) Fees Traditional Type A	\$233,300-\$949,500	5% increase from 7/22
2023	Accommodation (Entrance) Fees	\$408,200-\$1,613,000	5% increase from 7/22
2023	Accommodation (Entrance) Fees	\$151,700-\$759,600	6% increase from 7/22
2023	Accommodation (Entrance) Fees	\$408,200-\$1,532,400	6% increase from 7/22
2023	Second Person Fee- Monthly	\$1,197	5% increase from 7/22
2023	Second Person Fee-Accommodation Fee	\$38,000	5% increase from 7/22

If you have a long-term care insurance policy, request your advisors to review the policy and the continuing care agreement to determine whether there are potential areas of duplication or areas where benefits can be coordinated.

9a. Describe all steps the Provider has taken, and/or will take, to comply with the operating reserve requirement described in Title 10 (420-421) of the Human Services Article of the Maryland Annotated Code, namely, that the Provider demonstrate appropriate efforts to set aside operating reserves equal to fifteen percent (25%) of the Provider's net operating expenses (for the most recent fiscal year for which a certified financial statement is available).

X *Provider holding certificate of registration or preliminary certificate of registration or approval of feasibility study as of October 1, 1996.*

Demonstrate, with appropriate attachments, if necessary, that the Provider is achieving hundred percent compliance with the operating reserve requirement in accordance with a schedule of no more than ten years, i.e., at a minimum rate of ten percent (10%) per year as of the end of each fiscal year after October 1, 1996:

- See Footnote 4 labeled "Maryland Department of Aging Reserve Requirements" from Baker Tilly, LLP audited financial statement dated 6/30/2023.

       *Provider not holding certificate of registration or preliminary certificate of registration or approval of feasibility study as of October 1, 1996.*

9b. Describe the Provider's investment policy with respect to the required operating reserves, including how often the reserve fund investment is reviewed and by whom (the reserves must be maintained in a reasonably liquid form).

Funds are invested in government, government-backed obligations, major corporate bonds, and FDIC-insured investments with the majority of maturities ten years or less in addition to certain high-quality equities. The portfolio is reviewed quarterly by the Investment Committee and is governed by Board policy.

The portion of the Accommodation Fee to be refunded, if any, is not held in trust or escrow for the benefit of the Resident.

10. Please attach to this form a copy of the Provider's most recent certified financial statement obtainable under generally accepted accounting principles.

See attached

11. Please provide a description of the long-term financing for the Facility.

Roland Park Place is financed through the Maryland Health and Higher Educational

Facilities Authority Revenue Bonds (Series 2013; Series 2017 and Series 2019). The total outstanding balance of those bond issuances as of June 30, 2023 was \$51,713,892

12. If the Facility has not reached 85% occupancy of independent living apartments, please attach a summary of the feasibility study.

N/A

13. Please attach a cash flow forecast statement for the current and the next two fiscal years of the Provider.

See attached.

- 14a. Please provide below the names and occupations of the officers, directors, trustees, managing or general partners, and any other persons with a 10% or greater equity or beneficial interest in the Provider, and a description of the financial interest in or occupation with the Provider. Attach additional pages if necessary.

No director has an equity or beneficial interest in the Provider. See Appendix "A."

14b. Please provide in the chart below the name and address of any professional service firm, association, trust, partnership, company, or corporation in which a person identified in item 14 above has a 10% or greater financial interest and which is anticipated to provide goods, premises, or services to the Facility or the Provider of a value of \$10,000 or more within any fiscal year, including a description of the goods, premises, or services and their anticipated cost to the Facility or Provider. (Note: The disclosure of salary, wage, or benefit information of employees of the Provider is not required). Attach additional pages if necessary.



Name of Professional Services Firm, Association, Trust, Partnership, Company, or Corporation	Address	Description of goods, premises or services	Anticipated cost to the Facility or Provider

14c. Please provide as an attachment to this form a description of any matter in which an individual identified in item 14a above.

(i) has been convicted of a felony or pleaded nolo contendere to a felony charge, if the felony involved fraud, embezzlement, fraudulent conversion, or misappropriation of property; or

N/A

(ii) has been held liable or enjoined in a civil action by final judgment if the civil action involved fraud, embezzlement, fraudulent conversion, or misappropriation as a fiduciary; or

N/A

(iii) has been subject to an effective injunctive or restrictive order of a court of record or, within the past 10 years, had any state or federal license or permit suspended or revoked as a result of an action brought by a governmental agency, arising out of or relating to business activity or health care, including actions affecting a license to operate any facility or service for aging, impaired, or dependent persons.

N/A

15. If the Facility is or will be managed on a day-to-day basis by a person other than an individual directly employed by the Provider, please provide the name of the proposed manager or management company and a description of the business experience, if any, of the manager or company in the operation or management of similar facilities.

N/A

16. Please provide a description of the form of governance of the Provider, including the composition of the governing body.

Roland Park Place is governed by a Board of Directors and is a membership corporation. The Board is governed by “By-Laws,” a Charter, a Mission, Vision and Values Statements. The Board represents various professions, including finance, medicine, nursing, law, education, philanthropy, construction, insurance, and nursing home administration. At least annually, a meeting is held with the residents to discuss the next fiscal year’s budget and a summary of operations. Officer(s) of the Corporation open the floor for questions and respond to those questions during the meeting. In addition, “town hall meetings” are held intermittently.

throughout the year to discuss issues submitted by residents, as well as general concerns from the residents present at the meeting. Residents' Association meetings and bi-monthly Board meetings are also forums to discuss issues. The Chair of the Residents' Association is an active participant at Board meetings and residents are members of each Board Committee except the Nominating and Executive Committees. In addition, two Roland Park Place residents serve as resident Board members.

16a. Pursuant to Senate Bill 355 of the Acts of the General Assembly (2002), the Board of Directors will reserve one director position to be filled by a resident who resides at Roland Park Place. This resident Director will serve as a full and regular member of the Board of Directors. The resident Director will be selected by the Board from a list of names supplied by the Residents' Association. The first selection by the Board of Directors of the resident Director occurred in December 2002. The corporate By-laws were amended to include language relating to the inclusion of a resident Director on the Board of Directors. In February 2004, a second resident was elected to serve as a full and regular member of the Board of Directors. Continuously since 2004, the Board of Directors has included two resident Directors.

17. Is the Provider authorized to be issued a certificate of registration?

N/A

18. Residents' Association

The Residents' Association of Roland Park Place was established to promote the well-being, interest, and activities of the residents. The Association elects officers who are the officers of the Residents' Council (Executive Committee) and who also serve as officers of the Association. In addition, one representative from each floor has also been elected to serve on the Council. The Council and Association meet monthly, except for July and August.

18a. Description of the Internal Grievance Procedure

Roland Park Place has established an internal grievance procedure to address resident grievances. A resident or a group of residents collectively may submit a grievance in writing to the President, Roland Park Place, 830 W. 40th Street, Baltimore, Maryland 21211. Roland Park Place will send a written acknowledgement to the resident or group of residents within five days after receipt of the written grievance. Roland Park Place will assign personnel to investigate the grievance. A resident or group of residents who file a written grievance is entitled to a meeting with the management of Roland Park Place within 30 days after receipt of the written grievance in order to present the grievance. Roland Park Place will provide a response in writing within 45 days after receipt of the written grievance as to the investigation and resolution of the grievance. Within 30 days after Roland Park Place provides its response to the grievance, a resident or group of residents of Roland Park Place may seek mediation through one of the community mediations centers in the State or another mediation provider. If a resident or group of residents or Roland Park Place seeks mediation under the preceding sentence, the mediation shall be non-binding, and the resident or group of residents or Roland Park Place may be represented by counsel.

19. The following chart provides a description of the services provided or proposed to be provided at the Facility under the continuing care agreement, including the extent to which health related.

services are furnished, and whether services are indicated in the agreement as included in the basic fee(s) or are offered at an extra charge.

Some of the medical items listed below, which are at an “extra charge,” may be covered by residents’ Medicare/Medigap insurances.

Description of Service	Included in Basic Fee	Extra Charge
Three meals per day - Health Care Center / Residential Care	X	
One meal per day – Apartments	X	
Basic telephone	X	
Long distance telephone		X
Extra Meals / Guest Meals / Catering Services		X
Bi-weekly Housekeeping Services	X	
Weekly Housekeeping Services / Residential Care	X	
Maintenance and Repairs	X	
Security	X	
Utilities	X	
Activities	X	
Nursing Services	X	
Nursing Supplies		X
Physician / Nurse Practitioner Services		X
Rehab / Prescriptions / Private Duty Nursing		X
Program for Assistance in Living (PAL)		X
Cable TV	X	
Transportation to Medical Appointments	X	
Valet Services	X	
Weekly Flat Linens Laundry and Bed Linen Changing Service	X	
Fee-for-Service Housekeeping		X
Beauty Salon		X
Eye Care / Podiatry / Dentistry / X-ray / Dermatology / Psychiatry / Psychology		X
Guest Apartments		X
Social Services	X	
Fitness Center	X	
Internet Services	X	
Emergency Nurse Call System	X	

20. Please describe below any renovation or expansion of the Facility during the preceding fiscal year or proposed for the current fiscal year, regardless of whether this renovation or expansion is subject to review by the Maryland Department of Aging.

In FY23 we incurred routine repairs and maintenance that included the replacement of carpeting, floor and ceiling tiles, updating of Wi-Fi and TV, the creation of an employee lounge and renovated the pool.

In FY24 we plan on a partial roof replacement and the upgrade of three major AC units.

- Describe funds created for renewal and replacement of facility.

Roland Park Place has general reserves of approximately \$ 29,250,000, portions of which are used for capital improvements and renovations. In addition, Apartments are inspected and updated with each turnover. Common areas were renovated in 2019 and the expansion was completed in 2021. For the near term, we expect renewal and replacement to be routine in nature.

21. You may provide as an attachment any other material information concerning the Facility or the Provider that you may wish to include as part of this Disclosure Statement.

None

22. Assisted Living Program

- A. For purposes of providing assisted living services, Roland Park Place has entered contractual relationships with other health care providers for primary medical care, diagnostic services, rehabilitation services, audiology, psychological services, dental services, ambulance services, institutional pharmacy services and medical specialty consultants.

B. General information about assisted living:

1. Residents provide their own locks to storage bins.
2. All apartments are equipped with a standard door lock.
3. Security Procedures:
  - a. Contract with third-party security company for after hours and weekend security personnel.
  - b. Monitored entry doors into the building by camera.
  - c. Alarmed exit doors in the Health Care Center and some stairwells.
  - d. Visitor access control at reception desks in the main lobby.
  - e. Electronic video surveillance of the property.
  - f. Criminal background checks on every prospective employee.
  - g. Estate locks placed on apartments after a resident is deceased.
  - h. In the private rooms, door is locked for resident LOA, hospitalization, or death.
  - i. All employees of Roland Park Place and privately employed persons are required to wear photo ID at all times.

- C. Per Roland Park Place contract with residents, entrance to apartments or rooms is authorized in the event of an emergency (safety or medical), or for medical monitoring and preventative safety maintenance.

- D. Roland Park Place is obligated to arrange for overseeing medical care and monitoring the health status of the resident.
1. Resident/Resident's agent is/are responsible for choosing a primary care physician. Roland Park Place will assist if/when necessary to include physicians under contract who provide services in Roland Park Place's Ambulatory Care Center.
  2. The health status of the subscriber is monitored by Roland Park Place licensed nurses, the Nurse Practitioner, and the attending physician.
  3. Residents are responsible for purchasing or renting essential or desired equipment or supplies not covered by third party payers.
  4. Roland Park Place ascertains the cost of and purchases durable medical equipment (DME) on behalf of its residents and then resident is financially responsible for any DME not covered by third party payers.
- E. All residents or responsible parties may submit concerns or complaints to the Assisted Living Manager or Roland Park Place administration either verbally or in writing. The concern/complaint is investigated and documented as soon as possible, and a response is made to the resident/responsible party. In the event there is no satisfactory resolution from the resident's perspective, the Ombudsman for Baltimore City may be contacted for further investigation.
- F. In the event there are any material changes in the assisted living program, Roland Park Place will provide written notification to every resident.
- G. Licensure and Services Provided:
1. The assisted living facility is licensed for Level 3.
  2. Following evaluation, assessment, and determination of level of care needed the facility follows its policy/procedure for RC admission for current Roland Park Place residents (Residential Care Policy #11).
  3. If the resident's level of care needs exceeds Level 3, the resident will be evaluated for transfer to the Health Care Center.
  4. Services provided by the Assisted Living program include:

#### **RESIDENTIAL CARE SERVICES**

- Personalized health care management provided by 24-hour nursing staff available within a supportive environment, including memory care for those with cognitive impairments.
- An individualized "plan of daily care" that provides assistance with bathing, dressing, hygiene, bed-making, and medication management.
- Personal laundry on a weekly basis.
- Daily trash removal.
- Housekeeping services on a weekly basis, including vacuuming, dusting, and cleaning the bath and kitchen.

- Breakfast, lunch, and dinner are served in the Residential Care Dining Room, Bistro, or in the Landing Dining Room (Sunday brunch and Monday-Saturday dinner only).
- Transportation to medical appointments within 10 miles of Roland Park Place.
- Special activity and wellness programs designed for Residential Care residents.
- Nutritional monitoring and counseling, as needed.
- Social work and pastoral counseling services as needed.

Additional services for a fee include:

The Program for Assistance in Living (PAL) is available to assist with additional services such as housekeeping, companionship, escorts for outings and medical appointments, and other various services. PAL attendants are employees of Roland Park Place and have met all the requirements (background check, license verification, and immunizations).

Services not provided:

- Medical and nursing care beyond Level 3
- Purchasing or renting standard or electric wheelchairs
- Administration of intravenous fluids, intravenous medications, blood, or blood products.

5. Residents or their responsible parties are solely obligated to handle the finances of the resident. Roland Park Place does not handle its residents' finances.
6. It is solely the responsibility of the resident or the executor of the estate to dispose of the resident's property after discharge or death.
7. Services provided by the Assisted Living Program for residents with cognitive impairment: Roland Park Place opened a dementia-specific assisted living program in November 2019.

**Programming:** The Assisted Living Program at Roland Park Place is called Residential Care. Each resident is fully assessed, and a plan of care (Individualized Service Plan) is established. A monthly calendar of events is planned in advance. Each resident receives a calendar; events and programs of interest are identified.

**Staffing:** The Roland Park Place clinical coordinator is the Assisted Living manager, and the Director of Health Services is the alternate Assisted Living manager. The delegating nurses oversee the clinical aspect for each resident. The nurses handle the day-to-day nursing tasks. The certified nursing assistants/medication technicians provide am/pm care, medications, and services based upon each resident's plan of care.

**Training:** All staff working in the Residential Care area at Roland Park Place receives training and education which meets the State's regulations for assisted living programs. In addition, the certified geriatric nursing assistants have successfully completed the Maryland Assisted Living Medication Technician course which allows them to administer medications in assisted living programs. The staff is also required to complete an updated medication technician course every two years in order to be in compliance with State of Maryland assisted living regulations.

- H. Description of Fees We have three types of apartments (Oakdale, Woodlawn and Gladstone). For our smallest apartment the monthly fee is \$8,988, for our midlevel apartment the monthly fee is \$9,550 and for our largest apartment the monthly fee is \$10,674. For a second person, if the AL level of care is not needed for that occupant the monthly fee is \$1,865, if the second occupant needs the AL level of care, then the monthly fee for the second occupant is \$3,371. For our Memory Care units, the monthly fee is \$9,550. Upon occupancy the residents are charged a Non-Refundable Community Fee and a Refundable Security Deposit. The amount for these items is the same as the monthly fee.

23. The portion of the Accommodation Fee to be refunded after the Occupancy Date, if any, is not held in trust or escrow for the benefit of the resident after the Occupancy Date.
24. If residents have a long-term care insurance policy, we recommend consulting your advisors to review your policy and the Residence & Care Agreement to determine whether there are potential areas of duplication or areas where benefits can be coordinated.

NOTE: The monthly service fees shown above are not based on the specific level of care.

Roland Park Place will:

- (I) Make available annually without cost to each resident revision to the Disclosure Statement provisions.
- (II) Ensure that each resident or the resident's agent, initials the revised Disclosure Statement to indicate acknowledgment of the revisions:

In addition: Roland Park Place will make available a copy of each initialed disclosure statement for inspection by the Department of Health and Mental Hygiene under Title 19, Subtitle 18, of the Health - General Article

NOTE: Provider acknowledges its obligation under §426 of Title 10 of the Human Services Article of the Maryland Annotated Code to conduct a meeting, at least annually, of all its subscribers, at which an authorized officer of the Provider shall present a summary of the Provider's operations, significant changes from the previous year, and the goals and objectives for the next year. The governing body of the Provider shall make provisions to receive and answer questions from subscribers at the meeting.

Furthermore, the Provider has two subscribers as voting members of its governing body who are regular attendees at the governing body's meeting. In addition, at least one member of the governing body attends the Facility's Resident Association's monthly meeting.

Provider hereby acknowledges that this Disclosure Statement shall be amended if, at any time, in the opinion of the Provider or the Maryland Department of Aging, an amendment is necessary to prevent the Disclosure Statement from containing any material misstatement or omission of a material fact. Furthermore, Provider acknowledges that if it is the Provider's policy to impose a surcharge on some but not all subscribers because of some condition or circumstance, that the surcharge will not be considered part of the entrance fee in the statutory refund under Title 10 of the Human Services Article of the Maryland Annotated Code. It is currently not the practice of Roland Park Place to impose a surcharge either on entrance fees or on monthly service fees.



## APPENDIX “A”

Name of Individual	Officer, Director, Trustee, Managing or General Partner	Occupation with the Facility (if applicable)	Occupation Outside the Facility	Financial Interest in the Provider (if 10% or great)
Sam Guedouar	Director	President	None	None
Jim Porterfield	Director	None	Physician, Johns Hopkins	None
Parker Thoeni	Director	None	Shawe Rosenthal LLP	None
Arita McCoy	Director	None	Nurse Practitioner, Johns Hopkins	None
Nancy Kelso	Director	None	None	None
Tim Armbruster	Member-At-Large	None	None	None
Kaylin Kopcho	Chair	None	Director of Principal Gifts-Neurology and Brain Sciences Sss	None
Neetu Dhawan-Gray	Director	None	None	None
Thomas Millspaugh	Secretary	None	Partner, Venable LLP Law Firm	None
Jerry Doctrow	Director	None	Business Owner Robust Retirement	None
Nebeye Sertsu	Vice Chair	None	Director of Project Development, BW Rapid Rail	None
Justin Reaves	Director	None	COO Mastrics, LLC Insurance	None
Patrick McCulloh	Director	None	Financial Advisor, RBC Wealth Management	None
Jackie Noller	Director	None	None	None
Charles Bryan	Director	None	Managing Director , Bengur Bryan	None
Richard Ehrlich	Treasurer	None	CEO, MARCOR Remediation, Inc.	None

Bettina M Straight	Director	None	Chief Inclusion Officer and SVP of Talent, Leadership and Culture	None
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Roland Park Place  
METROPOLITAN SENIOR LIVING

# EXHIBIT L

Dates of meetings held with the subscribers in accordance with  
Human Services Article Title 10.426

August 17, 2022

September 20, 2022

October 13, 2022

November 17, 2022

December 15, 2022

January 12, 2023

February 16, 2023

March 9, 2023

April 12, 2023

May 11, 2023

June 22, 2023